



Council On Affordable Housing

NEWSLETTER

October 2000

Carol Wolfe Wins Governor's Housing Award

Carol Wolfe, a member of the Council on Affordable Housing (COAH), received the Governor's Excellence in Housing Award for an individual at the sixth annual Governor's Conference on Housing and Community Development in Atlantic City on October 19. The Excellence in Housing Awards seek to recognize the contributions of those involved in promoting, preserving and building affordable housing in New Jersey.

"Carol's achievements in housing are so substantial and so numerous that it is hard to know where to begin," wrote the person nominating Mrs. Wolfe. "She deserves this award for her relentless advocacy for the housing needs of many in our society---the developmentally disabled, the physically disabled, senior citi-

Continued on page 2



Carol Wolfe, COAH board member, received the individual honor for the Governor's Housing Awards on October 19 in Atlantic City.



Three More Municipalities Certified

Alexandria Township, Hunterdon County; Helmetta Borough, Middlesex County, and Ocean City, Cape May County, received final substantive certification of their respective housing elements and fair share plans from the Council on Affordable Housing (COAH) on October 4, 2000.

Alexandria Township received conditional substantive certification on August 2, 2000 and met the conditions within 60 days. Alexandria reduced its 42-unit precertified need (22 new construction/20 rehabilitation) to a fair share obligation of 31 units through 11 units of rehabilitation credits. Alexandria's plan addresses nine units through rehabilitation, 15 units through a regional contribution agreement (RCA) with Lambertville City, Hunterdon County, and seven units through an accessory apartment program.

Helmetta Borough had a precertified need of 33 units (26 new construction/7 rehabilitation). After four rehabilitation credits and 13 new construction credits at the Heather Glen develop-

ment, Helmetta will address its fair share obligation of 16 units with a three-unit housing rehabilitation program and an RCA of 13 units with New Brunswick, Middlesex County.

Ocean City was granted conditional substantive certification on August 2, 2000 and met the conditions. The city started with a precertified need of 523 units (411 new construction/112 rehabilitation), which was reduced to a realistic development potential (RDP) of eight units after 60 units of prior cycle new construction credits for a HUD age-restricted housing project, a vacant land adjustment of 343 units and 112 units of rehabilitation credits. To address these eight units, Ocean City plans a municipally sponsored single-family infill housing program on eight sites. The city will address its unmet need of 343 units through an accessory apartment program. Both the infill and accessory apartment programs will be financed with development fees.

Visit Us At Our Web Site: <http://www.state.nj.us/dca/coah>

COAH Substantive Certification Needed for Various Funding

Municipalities seeking Balanced Housing funds to provide all or a portion of the financing necessary for affordable housing projects must have housing elements and fair share plans certified by the Council on Affordable Housing (COAH) or a judgment of repose from the court before funds will be committed by the Balanced Housing Program.

Many of the projects seeking the nine percent federal low income tax credits also seek Balanced Housing funds. The application deadline for the tax credit program is anticipated to be noon on February 28, 2001. Therefore, a project that combines tax credits and Balanced Housing funds must make sure that the municipality's certification is on the COAH agenda no later than the February 7, 2001 meeting. If your municipality is applying for Balanced Housing funds for a housing project, please call (609) 292-3000 for the status of your municipality's petition for substantive certification.



Some of the affordable housing for Mendham Township, Morris County, was built on a picturesque, wooded section of the former Schiff Boy Scout Camp. There are 12 affordable, for-sale units on the site.

Carol Wolfe... ...continued

zens, victims of domestic violence and families with children, and for the impact that her work has had not only on the families that live in that housing but the impact on our community which has learned through her efforts that affordable housing is not an obligation but an asset."

"We all owe her a debt for that, because her promotion of public understanding and acceptance of the goals and needs of affordable housing will have a wider and more long-lasting impact than that enjoyed by the hundreds of families and individuals who have been helped through Carol's direct efforts."

Mrs. Wolf is the affordable housing administrator for Brick Township, Ocean County; chairman of Homes Now, Inc., a not-for-profit community development corporation; president of Homes Now Chambers Bridge Project, Inc., housing for seniors; and president of Sea Shelter, Inc., housing for victims of domestic violence.

COAH Approves Helmetta/New Brunswick RCA

At its October 4, 2000 meeting, the Council on Affordable Housing (COAH) approved a 13-unit regional contribution agreement (RCA) between Helmetta Borough (sender) and the City of New Brunswick (receiver), both in Middlesex County. Helmetta will provide \$260,000 to New Brunswick (\$20,000 per unit) within one year of COAH's grant of substantive certification to the borough. At least three units will be rental units in satisfaction of Helmetta's rental obligation.

New Brunswick was granted RCA recipient certification in two RCA construction categories by COAH. Because of the two designated categories, New Brunswick may undertake limited to moderate rehabilitation on residential structures containing one to four units or substantial rehabilitation, new construction or adaptive reuse on nonresidential buildings containing more than four units. No separate project plan approvals by the New Jersey Housing and Mortgage Finance Agency (HMFA) and the Middlesex County Planning Board are necessary if a receiving municipality has RCA recipient certification.



N.J. Council on Affordable Housing
101 South Broad Street
PO Box 813
Trenton, NJ 08625-0813
(609) 292-3000

**FIRST CLASS MAIL
US POSTAGE
PAID**
Trenton, NJ
Permit No. 21